

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  William C. Beall, State Bar No. 97100 Beall & Burkhardt, APC 1114 State Street, Suite 200 Santa Barbara, California 93101 805.966.6774; fax 805.963.5988 will@beallandburkhardt.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Appointed Receiver, David B. Shea	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

In re:  Martin Henderson  Debtor(s).	CASE NO.: 9:19-bk-11441 CHAPTER: 13  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>
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<b>Sale Date:</b> 11/21/2019	<b>Time:</b> 10:00 am
<b>Location:</b> 1415 State Street, Courtroom 201, Santa Barbara, California 93101	

**Type of Sale:** ☐ Public ☒ Private **Last date to file objections:** 11/07/2019

**Description of property to be sold:**

Commercial Property Located at 2619 N. Ventura Avenue in Ventura, CA 93001

**Terms and conditions of sale:**

As set forth in the Sale Agreement attached to the Motion to Sell as Exhibit A.

**Proposed sale price:** \$ 1,600,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):**

If any interested party wishes to overbid, the Receiver will accept overbids with a minimum of at least \$10,000 above the proposed purchase price. Potential overbidders must be approved by the Receiver as qualified in advance.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

William C. Beall  
Beall & Burkhardt, APC  
1114 State Street, Suite 200  
Santa Barbara, California 93101  
805.966.6774; will@beallandburkhardt.com

David B. Shea  
FERGUSON CASE ORR PATERSON LLP  
1050 South Kimball Road  
Ventura, CA 93004  
(805) 659-6800; dshea@fcoplaw.com

Date: 10/25/2019

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

1114 State Street, Suite 200, Santa Barbara, CA 93101

A true and correct copy of the foregoing document entitled (*specify*):

### NOTICE OF SALE OF ESTATE PROPERTY

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR; the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 10/25/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- William C Beall will@beallandburkhardt.com, carissa@beallandburkhardt.com
- Karen L Grant kgrant@silcom.com
- Elizabeth (ND) F Rojas (TR) cacb\_ecf\_nd@ch13wla.com
- John K Rounds jrounds@rslawllp.com, ecf@rslawllp.com
- Valerie Smith claims@recoverycorp.com
- United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov
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☐ Service information continued on attached page

### 2. SERVED BY UNITED STATES MAIL:

On (*date*) 10/25/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Martin Barash  
United States Bankruptcy Court  
21041 Burbank Boulevard, Suite 342  
Woodland Hills, CA 91367

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/25/2019

Date

William C. Beall

Printed Name

Signature

